

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
MINUTES OF A PUBLIC HEARING**

DATE..... December 17, 2003  
 TIME..... 7:00 P.M.  
 PLACE..... County Office Building  
 20 N. 3<sup>RD</sup> Street  
 Lafayette, IN 47901

**MEMBERS PRESENT**

Jack Rhoda  
 John Knochel  
 Jan Mills  
 Jeff Kessler  
 Gary Schroeder  
 Steve Schreckengast  
 David Williams  
 Kathy Vernon  
 Mark Hermodson  
 KD Benson

**MEMBERS ABSENT**

Laura Peterson  
 Stuart Boehning  
 Ashley Stevenson  
 James Miller

**STAFF PRESENT**

James Hawley  
 Sallie Fahey  
 Margy Deverall  
 Doug Poad  
 Jay Seeger, Atty  
 Michelle D'Andrea

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 17<sup>th</sup> day of December 2003, at 7:00 P.M., pursuant to notice given and agenda posted as provided by law.

Jack Rhoda thanked Steve Schreckengast and David Williams for their work in arranging the retirement dinner for James Hawley.

Steve Schreckengast also thanked Joseph T. Bumbleburg for his efforts in arranging the program.

Jack Rhoda mentioned that James Hawley was also presented with the Sagamore on the Wabash award by Sheila Klinker and Sue Scholer on behalf of the Governor.

James Hawley thanked everyone and stated that it was very much appreciated.

**I. BRIEFING SESSION**

James Hawley informed the Commission that **S-3423—AVALON BLUFFS SUBDIVISION (MAJOR-PRELIMINARY)** needed to be continued to the January 21, 2004 Area Plan Commission meeting at the staff's request in order for staff to review some unresolved issues.

**II. APPROVAL OF MINUTES**

Jeff Kessler moved to approve the minutes of the November 19, 2003 public hearing. Kathy Vernon seconded and the motion carried by voice vote.

**III. NEW BUSINESS**

A. **Resolution T-03-7:** Resolution to amend the FY2003 and FY2004 TIP  
Jeff Kessler moved to approve Resolution T-03-7. Kathy Vernon seconded the motion.

Sallie Fahey asked the Commission to wait until the end of the meeting to hear Z-2142, because they were missing some paperwork. She read the staff report for **Resolution T-03-07** with recommendation of approval.

The Commission voted by ballot 10 yes – 0 no to approve of Resolution T-03-7.

B. **Resolution T-03-8:** 2004 SELF CERTIFICATION Self certification for urban transportation planning  
Jeff Kessler moved to approve Resolution T-03-8. Kathy Vernon seconded the motion.

Sallie Fahey read the staff report with recommendation of approval.

The Commission voted by ballot 10 yes – 0 no to approve of **Resolution T-03-8**.

C. **Resolution T-03-9:** Resolution to amend the FY2004 UPWP, City Bus Planning tasks  
Jeff Kessler moved to approve **Resolution T-03-9**. Kathy Vernon seconded the motion.

Sallie Fahey read the staff report with recommendation of approval.

Jeff Kessler asked for elaboration on the staff cost per hour, especially the \$37.00 and \$47.00.

Marty Sennett, City Bus, 1250 Canal Road, Lafayette, IN, explained that benefits were built into the salaries and they were not straight wages.

Jeff Kessler asked for the reason for the different wages from \$22.00 to \$18.75 to \$35.00 and \$47.00.

Marty Sennett stated that the \$18.75 per hour was reflective of the bus driver's wages. He said that he did not have the breakdown of the job titles that went along with each wage. He informed Jeff Kessler that he could call him the next day with all the breakdowns.

Jeff Kessler stated that he would appreciate a phone call. He mentioned that even though this was Federal money, he was still concerned that the wages were so high.

Marty Sennett stated that he is sure that every benefit possible was worked in.

The Commission voted by ballot 10 yes – 0 no to approve of **Resolution T-03-9**.

#### D. **PRIMARY APPROVAL EXTENSION REQUESTS**

1. **26 CROSSINGS SUBDIVISION (MAJOR-PRELIMINARY PLAT)** The developer is requesting a third 2-year extension of the conditional primary approval, originally granted February 15, 1995. The preliminary plat encompassed a 30.5 acre site located on the south side of SR 26 and the east side of I-65, in the City of Lafayette, Fairfield 25 (NE) 23-4.

Jeff Kessler moved to approve the above-described request. Kathy Vernon seconded the motion.

Sallie Fahey read the staff report with recommendation of approval of the 2-year extension contingent on the original conditions:

1. The street name "Meijer Court" shall be substituted for Lakeview Drive, in the construction plans and the final plat.
2. "No Vehicular Access" statements shall be platted along the SR 26 and I-65 right-of-way lines. These restrictions shall be included in the subdivision covenants as enforceable by the Area Plan Commission and irrevocable by the lot owners.
3. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
4. The sanitary sewer and water plans shall be approved by the City of Lafayette, as part of the construction plans.
5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to both the Tippecanoe County Soil and Water Conservation District and the County Drainage Board. The Drainage Board must approve the storm water management plan, including the Erosion and Sediment Control Plan, in writing. The approval and plan must be incorporated in, and made a part of, the construction plans.
6. The purpose, ownership and maintenance of the outlots shall be included in the subdivision covenants.
7. All existing easements, covenants or restrictions shall be shown on the final plat(s) (on the drawing and in the Dedication Certificate) and referenced with the corresponding recording information (Document Number and date recorded).
8. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.

9. All required setbacks shall be shown on the final plat(s).
10. The street addresses and County Auditor's Key Number shall be shown on the final plat.

The Commission voted by ballot 10 yes – 0 no to approve **PRIMARY APPROVAL EXTENSION OF 26 CROSSINGS SUBDIVISION (MAJOR-PRELIMINARY PLAT).**

2. **CCR SUBDIVISION (MAJOR-PRELIMINARY PLAT)** The developer is requesting a 2-year extension of the conditional primary approval, originally granted January 20, 1999. Unless extended this approval will expire on January 20, 2004. The site is located on the south side of CR 200 N, just west of Northridge Subdivision, in Fairfield 13 (NW) 23-4.

Jeff Kessler moved to approve the above-described request. Kathy Vernon seconded the motion.

Sallie Fahey read the staff report with recommendation of approval of the 2-year extension contingent on the original conditions:

**A. Variances**

1. A variance to waive the required half-width road improvements for the frontage along CR 200 N.

**B. Conditions**

1. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. A restriction shall be recorded in the subdivision covenants limiting the new home construction on both Lots 1 and 3 to single-family dwellings with no more than two bedrooms. Dens and bonus rooms meeting building code requirements for bedrooms shall also be considered bedrooms. This restriction shall be made enforceable by the County Health Department and irrevocable by the lot owners.
3. The street addresses and County Auditor's Key Number shall be shown on the final plat.

The Commission voted by ballot 10 yes – 0 no to approve **PRIMARY APPROVAL EXTENSION OF CCR SUBDIVISION (MAJOR-PRELIMINARY PLAT).**

#### **IV. PUBLIC HEARING**

Jeff Kessler moved that the Comprehensive Plan for Tippecanoe County, the Unified Zoning Ordinance of Tippecanoe County, and the Unified Subdivision Ordinance of Tippecanoe County, Indiana, are hereby entered by reference into the public record of each agenda item. Kathy Vernon seconded and the motion carried by voice vote.

Jeff Kessler moved to continue **S-3423—AVALON BLUFFS SUBDIVISION (MAJOR-PRELIMINARY)** to the January 21, 2004 Area Plan Commission meeting. Kathy Vernon seconded and the motion carried by voice vote.

Jack Rhoda read the meeting procedures.

**A. REZONING ACTIVITIES**

**2. Z-2154—HALDERMAN INVESTMENTS, LP (A TO R1B):**

Petitioner is requesting rezoning of 143.50 acres for a proposed 426 lot development located between CR 450 S and 500 S, approximately ¼ mile east of Concord Road, Wea 14 (SW) and 15 (SE) 22-4.

Jeff Kessler moved to approve the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides of the zoning map, 2 aerial photos and site plan.

Sallie Fahey read the staff report with recommendation of approval.

Joseph T. Bumbleburg, PO Box 1535, Lafayette, IN, stated that the Halderman family was present. He mentioned that this property has been in the Halderman family for at least 50 years and they are preparing the land for development. He said that the plan presented by James Hawley was a first draft and that through the draft they are aware of more issues that still need to be resolved such as the power line and wetlands. He stated that this plan is sensitive to what is planned for the area to the west and the

stub streets will be planned accordingly. He mentioned that this is an area where previous rezones have been approved. He pointed out that the deciding factor in the matrix is city water and sewer, which the City Engineer's office has already said is possible. He stated that this is a proper continuation of the growth of the area and asked for approval.

Raymond Gee, 5082 Glacier Way, Lafayette, IN, stated that R1B was too dense for a residential area and R1 was more appropriate. He mentioned that the development across the street had 7 homes and averaged 2 acres per lot. He said that the widening of the road should be planned ahead of time.

Mark Hermodson pointed out that the issue of widening the road would be addressed in the subdivision process.

Sallie Fahey mentioned that in the current proposal, in addition to the right-of-way grant, there is a buffer strip between the right-of-way and the lots.

Jack Rhoda asked Sallie Fahey to explain the difference between R1 and R1B.

Sallie Fahey stated that both zoning districts were for single-family homes only; duplexes and multi-family homes are not permitted. She said that the differences are in lot width and lot area. She explained that in an R1 zone lots that have sanitary sewer must be a minimum of 10,000 square feet with 75 feet of frontage and in R1B the minimum is 6,000 square feet with 60 feet of frontage.

Jack Rhoda asked if the staff considered the development across the street when reviewing this proposal.

Sallie Fahey explained that the lots across the street were in a parcelization and on septic systems, therefore were required to be on 2 acres. She pointed out that the owner could have subdivided and possibly gone to 1 acre. She said that from a planning point of view, it makes sense for newer developments to be higher in density and mix to help contain growth and provide diversity.

KD Benson asked when work on this development would begin.

Joseph T. Bumbleburg stated that he did not know when work would begin.

The Commission voted by ballot 9 yes –1 no to recommend approval of **Z-2154—HALDERMAN INVESTMENTS, LP (A TO R1B)** to the Tippecanoe County Commissioners.

**Yes votes**

Jeff Kessler  
Kathy Vernon  
John Knochel  
Jan Mills  
Mark Hermodson  
Steve Schreckengast  
KD Benson  
Gary Schroeder  
David Williams

**No votes**

Jack Rhoda

**3. Z-2155—O'MALLEY-WHITE DEVELOPMENT, INC. (R3 TO GB):**

Petitioner is requesting rezoning of two tracts totaling 15.74 acres located on the north side of CR 350 S and the south side of Cliburn Road, approximately ½ mile east of S. 18<sup>th</sup> Street, Lafayette, Wea 9 (NE) 22-4.

Jeff Kessler moved to approve the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides, zoning map, and 2 aerial photos.

Sallie Fahey read the staff report with recommendation of denial. She read the following letter into the record, in opposition;

Gary Carpenter, Director of Development, Cedar Run Limited, 8355 Rockville Road, Indianapolis, IN.

Daniel Teder, PO Box 280, Lafayette, IN, mentioned that in October 2003 the Plan Commission and the Lafayette City Council approved the rezoning of the property to the west. He stated that this area on the north side of CR 350, between 9<sup>th</sup> and 18<sup>th</sup> Street is unique. He presented a zoning map to the Commission. He pointed out the other businesses and developments in the area and said that there were not any objections. He pointed out that there would be no single family homes bordering this site, there would not be any impact on the home values and no impact on the quality of life of area residents. He explained that this would not be like Teal Road because Teal Road has commercial, retail and single family homes, with separate curb cuts. He stated that this area would not have any single-family homes and limited curb cuts. He said that CR 350 can support the traffic and this will not intrude. He asked for approval.

Jack Rhoda stated that he shared the staff's concern on commercializing this area. He explained that there was a plan for this entire area with designated sites for commercial and now it seems to be creeping into areas that were not intended for commercial. He mentioned that this would cause sign pollution but appreciated the limited curb cuts.

Daniel Teder stated that there is currently no sign pollution and all signs would have to be approved by the City of Lafayette. He pointed out that the signs for this development would be off-premise more than Teal Road. He stated that the problem with Teal Road is that there are single-family homes clustered with commercial properties. He said that CR 350 is meant to be a major corridor through the city and this is not a neighborhood walking area.

Jack Rhoda asked if there were service roads behind this development.

Daniel Teder replied affirmatively. He stated that the service roads were Braddock and Cliburn, they were already in place and would have one entrance.

Jack Rhoda pointed out that SR 26 is a major problem, SR 38 is turning into the same problem and this proposal would allow the same thing on CR 350. He stated that he could not support this petition.

Steve Schreckengast pointed out that when roads are created to be main arterials, it should not be surprising that businesses would want to be located on a high traffic street. He stated that the businesses on Teal Road were not the problem. He explained that the problems on Teal Road were all the curb cuts and signs. He pointed out that apartments are businesses.

Daniel Teder stated that even though Jack Rhoda could not support this petition, he supported the last one. He stated that R3 is not appropriate for this site, because there is R3 all around it. He said that commercial would increase assessed valuation more than apartments would because more apartments are not needed.

KD Benson asked if the proposed businesses would be something the residents to the north could walk to.

Daniel Teder replied affirmatively. He stated that he spoke to the owners to the north and discussed buffering. He pointed out that families do not walk up and down CR 350.

KD Benson mentioned that it is sometimes good to mix commercial with residential.

James Hawley mentioned that there is no buffer requirement because Cliburn Road is the buffer.

The Commission voted by ballot 7 yes – 3 no to recommend approval of **Z-2155—O'MALLEY-WHITE DEVELOPMENT, INC. (R3 TO GB)** with conditions to the Lafayette City Council.

**Yes votes**

Gary Schroeder  
John Knochel  
Kathy Vernon  
Steve Schreckengast  
KD Benson

**No votes**

Jan Mills  
Mark Hermodson  
Jack Rhoda

David Williams

Jeff Kessler

Jack Rhoda stated that this would be heard next month due to an inconclusive vote.

B. SUBDIVISIONS

1. **S-3424—ROBBINS SUBDIVISION (MAJOR-PRELIMINARY):** Petitioner is seeking primary approval for a 3-lot subdivision on 2.268 acres, located on the south side of CR 500 S, approximately 1/3 mile east of Old US 231, in Wea 20 (NW) 22-4. CONTINUED FROM THE NOVEMBER MEETING.

Jeff Kessler moved to hear and vote on the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides of the zoning map, 2 aerial photos and preliminary plat.

Sallie Fahey stated that there has not been a request to bond yet. She informed the Commission that the variance has been recommended for approval by the County Commissioners. She recapped the staff report with arecommendation of conditional primary approval contingent on the following conditions:

A. Variances

1. A variance to waive the required half-width road improvements to the CR 500 S frontage.

B. Conditions

**CONSTRUCTION PLANS** – If construction plans for any public improvements are necessary, the following items shall be part of the Construction Plans application and approval:

1. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
2. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.
3. The County Drainage Board shall approve the drainage plans.
4. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

5. Except for the County Highway Department approved entrances, a "No Vehicular Access" statement shall be platted along the CR 500 S right-of-way line.
6. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners

Bob Gross, 420 Columbia Street, Ste 100, Lafayette, IN, asked for permission to bond. He concurred with the staff report and asked for approval.

The Commission voted by ballot 10 yes to 0 no to approve the variance.

The Commission voted by ballot 10 yes to 0 no to permit bonding.

The Commission voted by ballot 10 yes – 0 no for conditional primary approval of **S-3424—ROBBINS SUBDIVISION (MAJOR-PRELIMINARY).**

2. **S-3430—MILFORD ADDITION (MINOR-SKETCH):** Petitioners are seeking primary approval for a 1-lot subdivision on 2.0026 acres, located on the west side of CR 900 E, approximately 1/4 mile south of CR 500 S, in Sheffield 22 (NE) 22-3. CONTINUED FROM THE DECEMBER EXECUTIVE COMMITTEE MEETING.

Jeff Kessler moved to hear and vote on the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides of the zoning map, 2 aerial photos and sketch plan.

Sallie Fahey recapped the staff report with recommendation of conditional primary approval contingent on the following conditions:

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the existing entrance, a "No Vehicular Access" statement shall be platted along the CR 900 East right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The street address and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Donald Miller, 5520 900 East, Lafayette, IN, stated that this lot was sold 6-8 years ago. He explained that someone else completed the paperwork years ago, and he did not know there was a problem until the APC staff contacted him. He asked that this petition be approved so that the 100-year-old house and barn can be properly removed from the rest of the land.

The Commission voted by ballot 10 yes – 0 no for conditional primary approval of **S-3430—MILFORD ADDITION (MINOR-SKETCH)**.

3. **S-3436—DILLON MINOR SUBDIVISION (MINOR-SKETCH):** Petitioners are seeking primary approval for a 1-lot subdivision on 3.0 acres, located on the northwest side of Swisher Road, approximately 1/2 mile east of the North 9th Street Road, in Tippecanoe Burnetts Reserve 6-24-4.

Jeff Kessler moved to hear and vote on the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides of the zoning map, 2 aerial photos and sketch plan.

Sallie Fahey recapped the staff report with recommendation of conditional primary approval contingent on the following:

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Swisher Road right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street address and County Auditor's Key Number shall be shown.
5. County Surveyor's approval of the required drainage study.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Bob Gross explained that the petitioner had some excess ground and wanted to subdivide it to allow an additional business to come in. He concurred with the staff report and asked for approval.

The Commission voted by ballot 10 yes –0 no for conditional primary approval of **S-3436—DILLON MINOR SUBDIVISION (MINOR-SKETCH)**.

4. **S-3437—SOUTHRIDGE, SECTION 3 (MINOR-SKETCH):** Petitioner is seeking primary approval for a 1-lot subdivision located on 1.20 acres, located on the southeast side of Old Romney Road, just north of Elston Road, in the City of Lafayette, Fairfield 31 (SE) 23-4.

Jeff Kessler moved to hear and vote on the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides of the zoning map, 2 aerial photos and sketch plan.

Sallie Fahey recapped the staff report with recommendation of conditional primary approval contingent on the following:

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Old Romney Road right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street address and County Auditor's Key Number shall be shown.
5. The 20' bufferyard where required shall be shown along the north property line.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Joseph T. Bumbleburg explained that this petition was a one-lot subdivision to be used in concert with the existing subdivision containing multi-family homes. He referred to the staff report and pointed out that the reason for this request was to remove the setbacks and erasing lines that are no longer required. He concurred with the conditions and asked for approval.

The Commission voted by ballot 10 yes –0 no for conditional primary approval of **S-3437—SOUTHRIDGE, SECTION 3 (MINOR-SKETCH).**

A. REZONES (continued)

1. **Z-2142—JESCO INVESTMENT CORP. (Sweetbriar PD)(PDRS, GB & R3 TO PDMX):**  
Petitioner is requesting rezoning of 7.362 acres of land located on the south side of Gregory Avenue between 22<sup>nd</sup> and 26<sup>th</sup> Streets for a mixed use development with 12 quadplex and 48 townhouse residential condominium units and 15 commercial condominium units north of Lafayette Station Shopping Center (Rural King) in Lafayette, Fairfield 33 (NE) 23-4. CONTINUED FROM THE OCTOBER MEETING. SECOND CONTINUANCE.

Jeff Kessler moved to approve on the above-described request. Kathy Vernon seconded the motion.

James Hawley presented slides of the zoning map, aerial photo and 5 site plans.

Sallie Fahey recapped the staff report and the following conditions of approval:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. A final plat per UZO Appendix B-3-2 as applicable;
3. Inclusion of the additional 10 guest parking spaces along Sweetbriar Drive shown on the revised site plan dated 26 November; and

Additional Conditions:

4. A copy of the Articles of Incorporation for the Condominium Home Owners Association approved and filed with the Indiana Secretary of State, along with the Certificate of Incorporation.
5. Corrections to any errors or omissions found in the various sections and parts of the Sweetbriar Planned Development by-laws and restricted covenants, specifically:
  - a. All paragraphs that reference "alterations" and/or "amendments" must include language stating the prohibition of any amendment of the declarations, any change in use or exterior design without prior approval of the Tippecanoe County Area Plan Commission through the planned development process, which includes the possibility of consideration as a minor modification by the Administrative Officer.
  - b. An explanation of missing pages (9-12, 14-18, 23 and 30) in the signed and notarized Declaration of Sweetbriar Condominium Association, Inc. related to the townhouse portion of the project.
  - c. A correction to item (g) on page 3 with a statement that accurately outlines the sign standards negotiated for the project.



She informed the Commission that a letter was received from Bud and Nancy Cordes, 2022 Sweetbriar Drive One, Lafayette, IN, on October 9, 2003. She explained that the concerns voiced in the letter have been met and were included in condition #3. She waived the reading of the letter.

There were no objections from the Commissioners.

Max Layden, 712 Bank One Building, Lafayette, IN, representing the petitioner, stated that the staff report represented this petition well. He said that the landscape plan included in the staff report shows more than the plat would. He pointed out that the office warehouse portion is very unique. He explained that the front of these would be either offices or showrooms and the back part would be used for storage or warehousing for that particular business. He mentioned that everything would be inside and there would not be any outside storage. He stated that one business could combine up to 2 units, but could not rent a unit only for storage. He pointed out the recreational area that included a basketball court and swing set.

Jack Rhoda asked if the petitioners had been in contact with the neighborhood residents to discuss this proposal.

Max Layden stated that he has not personally been in contact with the neighbors, but the petitioner has. He explained that the 8 residential lots along Gregory Avenue, were a result of negotiations with the residents. He pointed out that the 8 residential lots were not a part of this petition, but were already preliminary platted.

Margy Deverall informed the Commission that several neighbors have called the office to ask the staff questions and some have come in to look at the plans. She said that the general consensus of the neighbors seems to be satisfactory.

The Commission voted by ballot 10 yes – 0 no to recommend approval of **Z-2142—JESCO INVESTMENT CORP. (Sweetbriar PD)(PDRS, GB & R3 TO PDMX)** with conditions to the Lafayette City Council.

## **V. ADMINISTRATIVE MATTERS**

James Hawley presented a booklet to the Commission. He explained that this booklet discusses the metropolitan transportation planning process and key issues. He said that this was a tool to help educate the Commission on understanding transportation issues. He stated that the Commission is also the Metropolitan Planning Organization and it is their responsibility to know what is happening and why. He thanked the Commission for their work and stated that it was a pleasure to serve the Commission. He mentioned that this Commission was the best in the State.

Sallie Fahey informed the Commission that the Executive Committee packet would not be mailed until Friday January 2, 2004 because Thursday January 1, 2004 was a holiday and Wednesday December 31, 2003 was the deadline for BZA filings.

## **VI. APPROVAL OF THE JANUARY 2004 EXECUTIVE COMMITTEE AGENDA**

Jeff Kessler moved that the following subdivision petitions be placed on the January 7, 2004 Executive Committee Agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

### **S-3442-CRM MINOR SUBDIVISION (MINOR-SKETCH)**

Kathy Vernon seconded and the motion carried by voice vote.

## **VII. DIRECTOR'S REPORT**

Sallie Fahey presented the written directors report and recapped the status of the land use plan and building permit results from November 2003. She mentioned that not only are low interest rates helping the housing market, but they are also helping more people to buy their first home at a much younger age. She said that the Benjamin Crossing permits have not yet hit. She informed the Commission that the staff's list of efficiency ideas was attached and had been reviewed at the Efficiency Work Session on December 4, 2003. She stated that the list of priorities of work for comprehensive planning and ordinance were also attached at Steve Schreckengast's request. She updated the Commission on the status of the Wallace Triangle neighborhood. She explained that the plan just barely passed and would

be brought before the Ordinance Committee in January. She stated that she and James Hawley have meet with Jan Mills' transition team and a meeting is planned for the City of Lafayette transition team on January 9, 2004.

James Hawley thanked everyone for his retirement dinner. He reflected on all the positive changes that the Commission has made in the community. He said that he and Sallie Fahey would be swapping vacation days for the rest of the year.

### **VIII. CITIZENS' COMMENTS AND GRIEVANCES**

Steve Clevenger, 4011 Blackforest Lane, Lafayette, IN, thanked James Hawley for the wonderful job he has done and the hard work he has put in.

Steve Schreckengast mentioned that this is also the last meeting for Jan Mills as a Plan Commissioner. He stated that he enjoyed working with her and wished her luck in her new position. He asked about the process of electing the officers of the Plan Commission.

Jay Seeger stated that the process to elect officers is to rotate between the three primary jurisdictions. He explained that it would be a West Lafayette appointee next as President.

Steve Schreckengast asked if a County appointee would be next in line for the Vice President position.

Several members replied affirmatively.

Steve Schreckengast asked about the process of nominating a Vice President.

Jack Rhoda stated that there is no formal policy in the by-laws on nominating a vice president.

Steve Schreckengast asked if nominations would be taken from the floor.

Mark Hermodson stated that the President does ask for nominations and there are several County appointees that are eligible.

Jan Mills thanked the staff and the Commission for the learning experience of the last 4 years

### **IX. ADJOURNMENT**

Jeff Kessler moved for adjournment. Kathy Vernon seconded and the motion carried by voice vote.

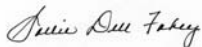
The meeting was adjourned at 9:15 P.M.

Respectfully submitted,



Michelle D'Andrea  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director